

MINUTES OF THE SEVENTH ANNUAL GENERAL BODY MEETING OF JNFOA HELD ON 29.07.2018 (SUNDAY) AT 10.00. A.M. AT 6TH BLOCK CAR PARKING AREA.

The following were present during the meeting:

JNFOA OFFICE BEARERS

1. Thiru T.Bhasker, President.
2. Thiru R.Ramdoss, Secretary.
3. Thiru T.Raja, Treasurer
4. Thiru R.E.Raghunathan, Joint Secretary-I.
5. Thiru P.Ravi Thilakesh, Joint Secretary-II.
6. Thiru S.V.Chandran, Joint Treasurer.

Total No. of members in attendance – 60 Members.

The list of members who attended the meeting is enclosed as **Annexure I.**

Quorum:

The Secretary welcomed all the members gathered for the 7th Annual General Body Meeting. As the number of members present did not form the quorum, the meeting adjourned for 30 minutes to form the quorum.

The adjourned meeting commenced at 10.30 a.m and the members present decided to go ahead with the day's agenda with the members present being the quorum.

WELCOME ADDRESS

Delivering the welcome address, the Secretary, JNFOA expressed the office bearers' desire for active involvement of all the members of JNFOA in the development activities undertaken by the Association.

1. APPROVAL OF AUDITED ACCOUNTS FOR THE FINANCIAL YEAR ENDING 31st MARCH 2018.

Tabling the audited accounts for the financial year 2017-2018, the Treasurer, JNFOA explained the various sources of revenue and the different sectors in which expenditures were incurred. The Treasurer read out the complete accounts including the auditor's report and notes on accounts. Certain queries raised by the members were clarified by the treasurer. Copies of the audit report along with the audited accounts were distributed to the members.

Mr.Shobit Shah proposed a motion to adopt the audited report and annual accounts presented and Mr.Dinesh Bhutra seconded the motion. The motion was passed unanimously by members.

The audited financials for the year ended 31st March 2018 is enclosed as **Annexure II.**

2. RE-APPOINTMENT OF AUDITORS FOR THE FINANCIAL YEAR 2018-2019.

The treasurer informed the members that the present auditors M/s.Srinivasan and Gayathri have agreed for reappointment as auditors for this financial year 2018-2019 at a remuneration of Rs.24,000/- plus applicable taxes. He recommended to the General Body to reappoint the auditors for one more year for the said remuneration.

Mr. Sankar proposed a motion to adopt the re-appointment of M/s Srinivasan & Gayathri, Chartered Accountants as Auditors for JNFOA for FY 2018-19 and remuneration at Rs.24,000/- Plus taxes and Mr. Manohar seconded the motion. The motion was passed unanimously by members.

3. STATUS OF BUILDING RENOVATION WORKS.

A detailed power point presentation was made by the President, JNFOA informing the present status of the renovation project from the last general body meeting on 29.10.2017 to till date. The presentation made during the meeting is attached as **Annexure III.**

The members were informed that building renovation works has been completed in full for 6 blocks.(Blocks 7,8,6,4,3 & 5) The renovation works were in progress for 2 blocks (Blocks 1 & 2). Renovation works is proposed to be taken for the remaining blocks starting from Block 9 and Block 16 concurrently.

The members were informed that additional cost of Rs.60,000/- for civil works and Rs.35,000/- for plumbing works were being paid to the contractor for all the blocks in order to rectify the defects in the structures and pipe lines.

The members were also informed that Rs.50,000/- was paid to the contractor for chemical treatment given to damaged structures in block no.3 and Rs.65,000/- was paid to the contractor for chemical treatment given to damaged structures and water proofing in the terrace floor of block no.1.

The Renovation work contractor was also present during the meeting and replied to the queries raised by the members. The contractor also explained the treatment methods undertaken for the rectification of structural defects in few blocks.

The President informed the members that arresting of internal leakages within the flats of the apartments was still a cause of concern to the Association. The work of arresting the leaks within the residential unit does not fall under the scope of the contractor of building renovation work. It is the responsibility of the individual owners to take up the work of identifying the source of leak and arresting them by appropriate

mechanism. The President informed the members that flats wherein such leakages have originated have been identified during the course of the building renovation work by the contractor. Apart from already informed the respective flats by the renovation contractor, Individual letters to the house owners are being issued from the Association to take necessary action to prevent such leaks.

The Treasurer presented a detailed cash flow statement for the building renovation project elaborating in detail the availability of funds and the likely shortfall in meeting the cost of the building renovation. The presentation made during the meeting in this regard is attached as Annexure IV.

It was resolved to utilize upto Rs.50.00 lakhs from the earlier corpus fund of JNFOA in the final stages of the project, in the event of shortage of funds from the present corpus of the building renovation fund. The amount so utilized would be replaced in future from any other additional sources of income and out of excess collections. This resolution supersedes the earlier resolution passed in the sixth annual general body meeting wherein it was resolved to utilize Rs.30.00 lakhs from the corpus fund.

The project was commenced on 20.12.2017. The scheduled completion time was 8 months. The project was scheduled to be completed by 19.8.2018. Due to unavoidable circumstances, the project is likely to be extended by another 5 months. The project is expected to be completed by 31.01.2019.

The above resolutions were proposed by Dr.Chandramohan and seconded by Mr. Manohar and passed unanimously.

4. STATUS OF LITIGATION AGAINST JAIN HOUSING.

The present status of litigation against Jain Housing was explained in detail by the Treasurer. The High Court had appointed an Advocate Commissioner vide its order dt. 27th July 2017, received on 16th August 2017 to visit the apartment and submit his report on the status of the complex for the court to take a decision. The Advocate Commissioner had visited the apartment on 26.09.2017 along with the counsel for JNFOA. But unfortunately, the defendant and their counsel were not present in the apartment at the time of the visit of the Advocate Commissioner, inspite of issue of notice prior to his visit. In the absence of the defendant and his counsel, the inspection could not be carried out.

The second visit of the Advocate Commissioner took place on 16.12.2017 during which counsels for both the plaintiff and defendant were present. But there was disagreement in the scope of work to be carried out between both the counsels. Due to the disagreement, the Advocate Commissioner informed that he would seek the authority of High Court in resolving this issue.

The dispute was resolved and the High Court had subsequently ordered the Advocate Commissioner to inspect the apartment and submit his report on the status of the structure before 26.03.2018. But the Advocate Commissioner is yet to carry out the orders of the High Court.

Few Suggestions were made by the Members to overcome the delay in the Advocate Commissioner's visit and JNFOA will closely monitor and coordinate with the legal counsel to expedite the process.

5. DEVELOPMENTAL WORKS UNDERTAKEN SINCE OCTOBER 2017

Tracing the history of developmental activities undertaken by the Association since October 2017, when the last General Body Meeting was held, the President, JNFOA made a detailed power point presentation. The presentation also included other actions initiated by JNFOA apart from developmental works. The works proposed to be undertaken in future also was presented to the members. The presentation made during the meeting is attached as **Annexure V**.

6. APPROVAL OF THE CODE OF CONDUCT FOR ITS MEMBERS.

The issue of convening a separate meeting for implementing a draft code of conduct for the members was taken up for discussion. The President informed that it cannot be completed individually and cooperation of all the residents was necessary in implementing such a draft code of conduct. The members were requested to bring up draft rules and regulations from other associations so that they can be vetted and placed before the General Body for discussions and implementation.

7. ENHANCEMENT OF MAINTENANCE CHARGES FOR RESIDENTS.

The Treasurer informed the members that the annual maintenance charges for the various agencies such as lift, STP, WTP and salaries to the Facility Maintenance Services and Security Services has been hiked to meet the rising cost including the GST. There was also the constant need for repair works to be undertaken in the Driveway areas/Pavements/ Staircase etc., The equipments and motors were also old and therefore it necessitated repairs/purchase of new equipments/motors which required funding. In order to manage the finances of the Association, it was required to increase the maintenance charges for the residents. It was resolved to increase the present rate of maintenance charges from Rs.2300/-per month for 2 bed room flats to Rs.2600/-per month and the present rate maintenance charges from Rs.2600/-per month for 3 bed room flats to Rs.2900/- per month. The increased rates will come into force from 1.9.2018.

The details of increase effected in the maintenance charges last time was more than 2 years now ago. It was emphasized that the proposed increase was inevitable considering the increase in all the procurement costs of new works/new equipments and maintenance costs of existing equipments/works including GST.,

The resolution was proposed by Mr.Sankar and seconded by Mr.Ponraj and was accepted unanimously.

Originally the proposed increase in maintenance charges was planned to be implemented from 1st of August 2018. Subsequently it has been deferred to implement the increase from 1st Sep 2018 to give sufficient time to the members/tenants and to serve prior notices in this regard.

8. MISCELLANEOUS MATTERS DISCUSSED WITH THE PERMISSION OF THE CHAIR.

One of the Members suggested for increase the bed size in the Doctor's room at Nakshatra's clinic. It was informed that originally the room was meant as an examination room for children only. Currently there is no space for increasing the bed size. As and when alternative areas are identified, this request will be definitely accommodated.

Another member suggested for preparation of the expenses budget for the financial year based on the anticipated projects/ repair works to be undertaken. This will be taken into consideration in future.

Another suggestion was to permit the use of the Club house for parties on all week days also instead of the present practice of permitting the parties in week ends only. This suggestion may be given due consideration, when the Nakshatra's Clinic and Nakshatra's Pharmacy are shifted to alternative location.

The proposal to relaying the cricket pitch which was damaged during some time back was deferred due to the present financial commitment of building renovation project.

Airtel staff explained the features of the cable laid inside our flats and the further benefits available to the users with the existing plans.

Representative from bio waste management company also explained about the need for solid waste segregation in conformity with the rules laid down by Greater Chennai Corporation and the procedure followed for the recycle of bio degradable wastes. It was also informed that pilot study was being conducted for Blocks 3 & 4 with effect from 1st August 2018 for the implementation of waste management project inside Jains Nakshatra..

Another member requested for the SBI ATM glass broken long time back to take it up for replacement and privacy to be arranged for cash withdrawal inside the ATM room. Also the vehicles parked outside the ATM seems to be hindrance for the ATM users. Treasurer assured the same has been already taken up with ATM maintenance team and it will be followed up for the glass replacement and other facilities as required.

VOTE OF THANKS

The vote of thanks was proposed by the Treasurer. The Treasurer thanked the members for having attended the meeting. All the members were requested to pay their maintenance dues in time. Their cooperation in the efforts taken by the association was essential in order to successfully implement the existing and proposed infrastructure developments within the campus including the building renovation project.

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PRESIDENT
JNFOA.